

Staff Summary Report



Hearing Officer Hearing Date: September 18, 2007

Agenda Item Number: 5

SUBJECT: This is a public hearing for a request by **AA BUDGET MINI-STORAGE (PL070307)** located at 1964 East University Drive for one (1) use permit.

DOCUMENT NAME: 20070918dssd03

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **AA BUDGET MINI-STORAGE – U-HAUL (PL070307)** (Dilbert Martin, applicant; Dondel Inc. property owner) located at 1964 East University Drive in the GID, General Industrial District for:

ZUP07097 Use permit to allow vehicle rentals (trucks, vans, trailers).

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

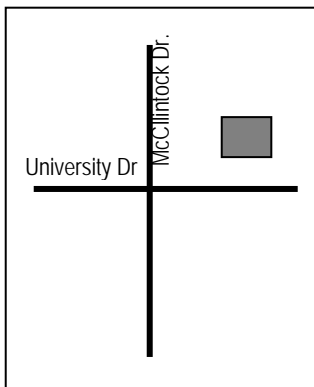
A handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-5

ADDITIONAL INFO: The applicant is requesting a use permit to allow vehicle (U-Haul) rentals at 1964 East University Drive in the GID, General Industrial District. The vehicle rental involves the rental of U-Haul trucks, vans, and trailers. To date, there has been no public input regarding the request. Staff recommends approval of the proposal as submitted, with conditions.



PAGES:

1. List of Attachments
2. Comments; Reason for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
- 5-9 Staff Photograph(s)

COMMENTS:

The applicant is requesting a use permit to allow vehicle (U-Haul) rentals at 1964 East University Drive in the GID, General Industrial District. The vehicle rentals can involve the rental of U-Haul trucks, vans, and trailers. AA Budget Mini-Storage will be parking and storing the U-Haul vehicles inside the mini-storage property. City of Tempe Commercial Enforcement Division notified the owners of AA Budget Mini-Storage that a use permit would be required for the rental of U-Haul vehicles. The business was not aware that vehicle rental required a Use Permit. The subject property is located in a industrial neighborhood. The surrounding properties are also zoned GID, except the property to the south (Fort Knox Plaza) it is zoned CSS, Commercial Shopping and Services District.

AA Budget Mini-Storage proposes to rent vehicles during normal business hours. The hours are Monday through Friday from 9:30 AM too 6:00 PM and Saturdays from 9:30 AM too 5:00 PM other days by appointment only.

To date staff has not received any public input.

Use Permit

The Zoning and Development Code requires a use permit for vehicle rentals within the GID, General Industrial District. This use permit request meets all applicable tests in the following manner:

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This use, with conditions, should not create nuisances within this industrially zoned area.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
 - The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses.

Conclusion

Staff recommends approval of the use permit.

REASON(S) FOR APPROVAL:

1. The use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general;
2. There appears to be no significant increase in vehicular or pedestrian traffic;
3. There appears to be no nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare;

4. The use will not contribute to the deterioration of the neighborhood or to the downgrading of property values.
5. The location is compatible with the existing surrounding structures and uses.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

1. The use permit is valid for AA Budget Mini-Storage and may be transferred to successors in interest, subject to a review by Development Services staff.
2. Any significant verifiable complaints as determined by the City Attorney and/or Commercial Enforcement Division shall require the applicant to return to the Hearing Officer for re-evaluation of the use permit.
3. All U-Haul vehicles shall be parked inside the AA Budget Mini-Storage property.
4. All U-Haul vehicles shall not block any portion of the Fire Lane. A Fire Lane requires a twenty (20) foot wide drive aisle for emergency vehicles to maneuver on site. If you have any question on the Fire Lane, please contact the Fire Department Representative, Jim Walker (480) 350-8858.
5. No Truck Repair shall be conducted on site.

HISTORY & FACTS:

May 13, 1977 Building Permit issued for Mini-Storage Buildings.

DESCRIPTION:

Owner – Dondel Inc.
Applicant – Dilbert Martin
Existing Zoning – GID, General Industrial District
Lot Area– 137,220 s.f./ 3.1 acres
Total Number of Parking Spaces– 38 parking rental stalls
Required Parking (Customer) – 3 spaces

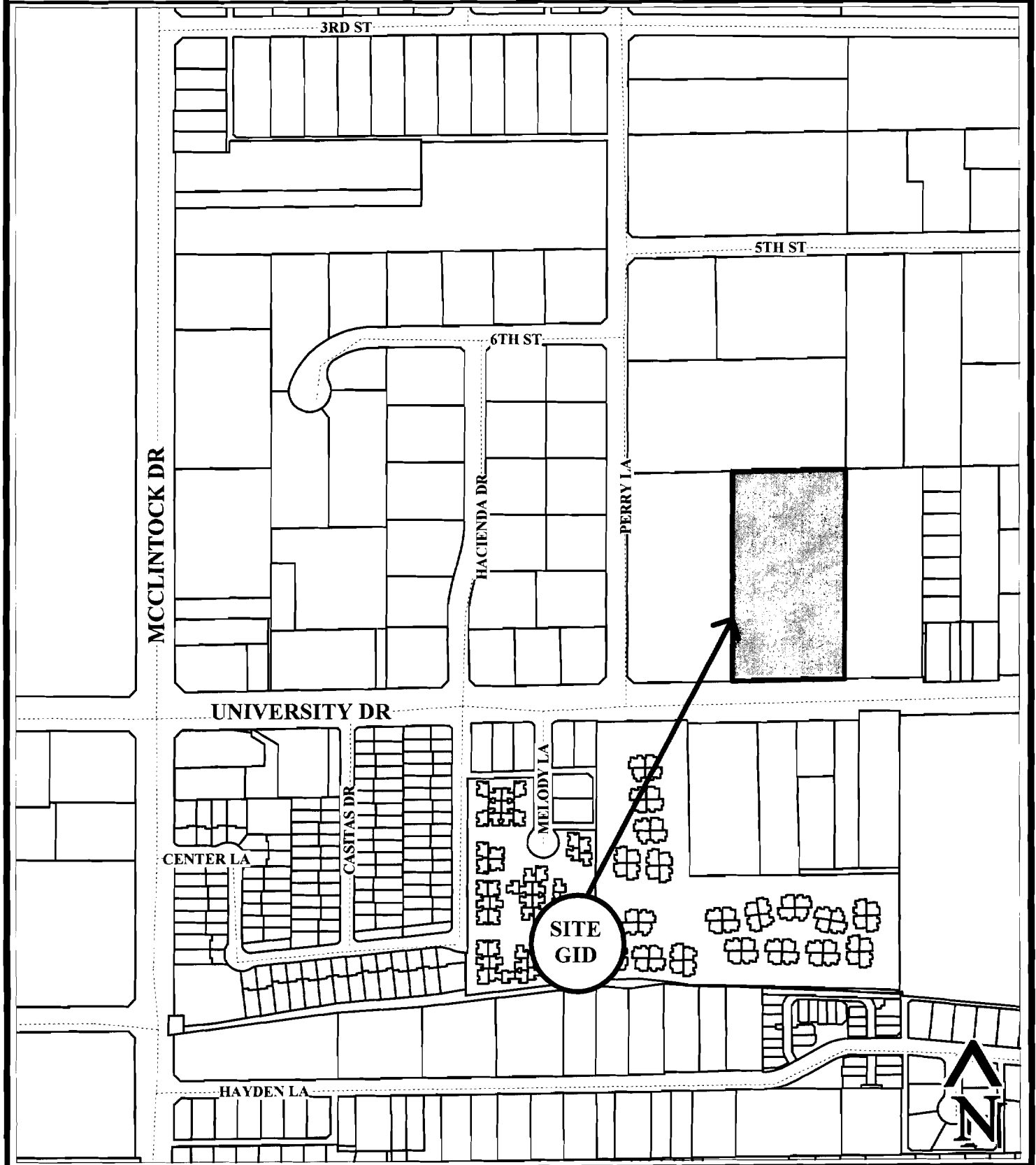
**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

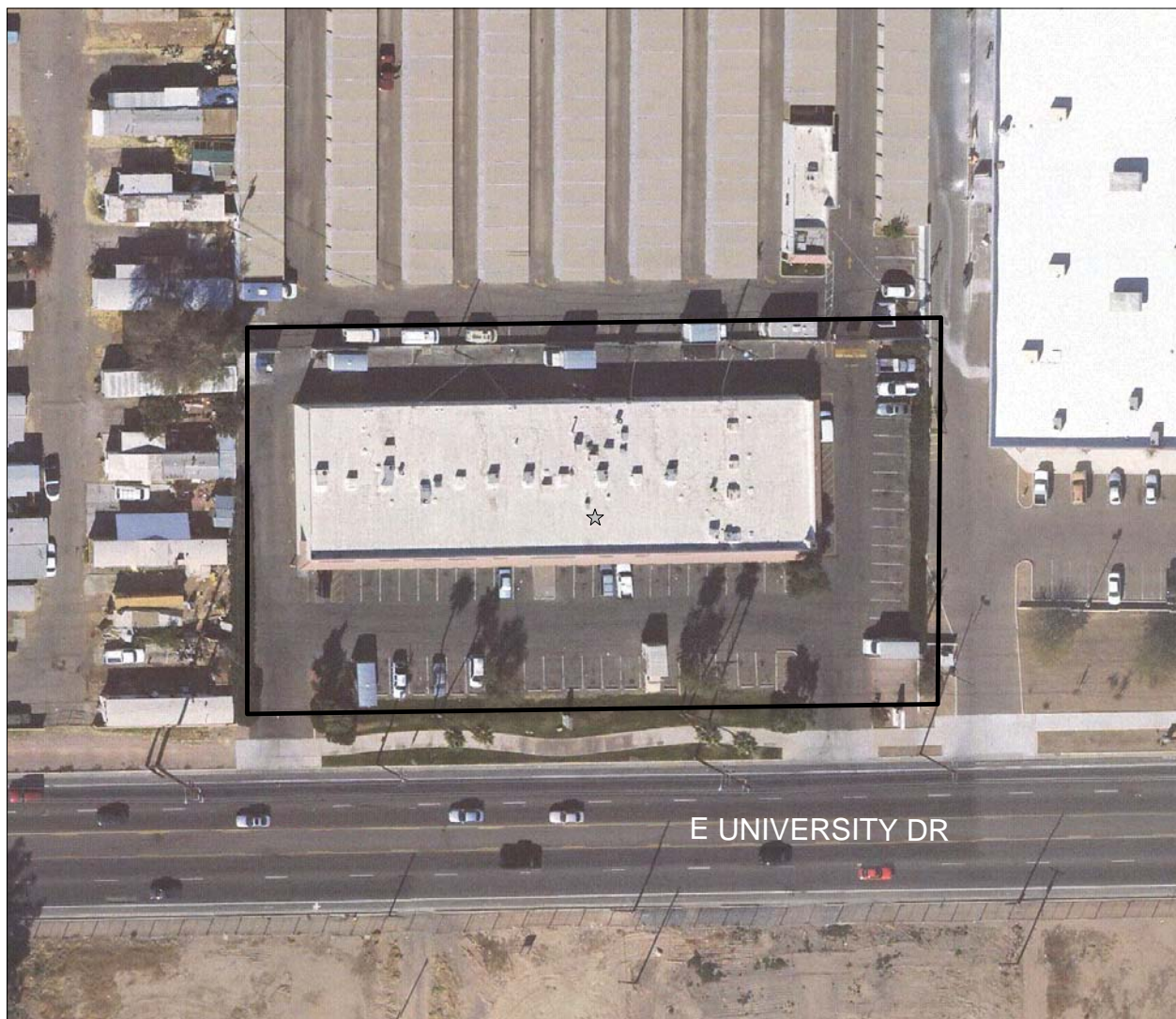
Part 3, Chapter 2, Section 3-302
Permitted Uses in Office/Industrial Districts – Table 3-302A – Vehicle /Rental in GID, General Industrial District requires a use permit;

Part 6, Chapter 3, Section 6-308
Use Permit.

AA BUDGET MINI-STORAGE - U-HAUL

PL070307





AA BUDGET MINI-STORAGE - U-HAUL (PL070307)

LETTER OF EXPLANATION

A Use permit is requested for the Parking of Uhaul retail vehicles. Said vehicles will be parked Within the confines of AA Budget Mini-Storage located at 1964 E. University Drive Tempe AZ 85281. Within this gated establishment is areas for parking vehicles which are within the limits and stipulations that are required by the City of Tempe codes. There are 3 stalls located at the north east of the lot, 25 spaces at the north end of the lot, 3 spaces at the south west side of the lot and 8 parallel parking spaces located at the south end of the lot. The larger 26' trucks will be parked in the parallel parking stalls in the north section closest to the storage facility gate. Trucks will be rented during normal Business hours from 9:30 am-6:00 pm Monday-Friday and 9:30 am-5:00 pm Saturday. Uhaul returns are managed by the storage Facility Manager already working these same hours. Occasional after hour returns are made with keys left in Drop Box located at the storage facilities gate. The Gate stated is monitored by 24 hr surveillance.

Due to direct access to University Dr. Vehicles have minimal effect on adjacent areas. Pedestrian traffic will primarily be during regular Business hours. Which traffic occurs currently with the constant renting of Storage Facility units and their renters access.

Parking lots are cleaned regularly (currently monthly adjusting to weekly). General garbage is cleaned daily.

Uhaul Trucks go under routine maintenance at larger facilities, thus eliminating the use of hazardous waste disposal, broken down vehicles being parked for extended periods of time. Good upkeep also limits any spills, leaks, or other nuisance in said parking area.

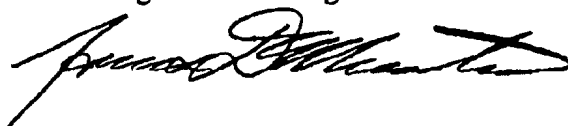
Due to its location closer to Arizona State University, as well as the 101 and 202 Freeway, it aids in limiting excessive driving by students moving around town or preparing to leave after graduation and other potential renters. Since Uhaul rents on a mileage basis, proximity will effect the cost of renting a vehicle for local in town (return back to same facility) type rentals. The closer a facility, the less expensive to the consumer.

Parking is already here at AA Budget Mini-Storage/Uhaul and we will be using what has already been built and put in place.

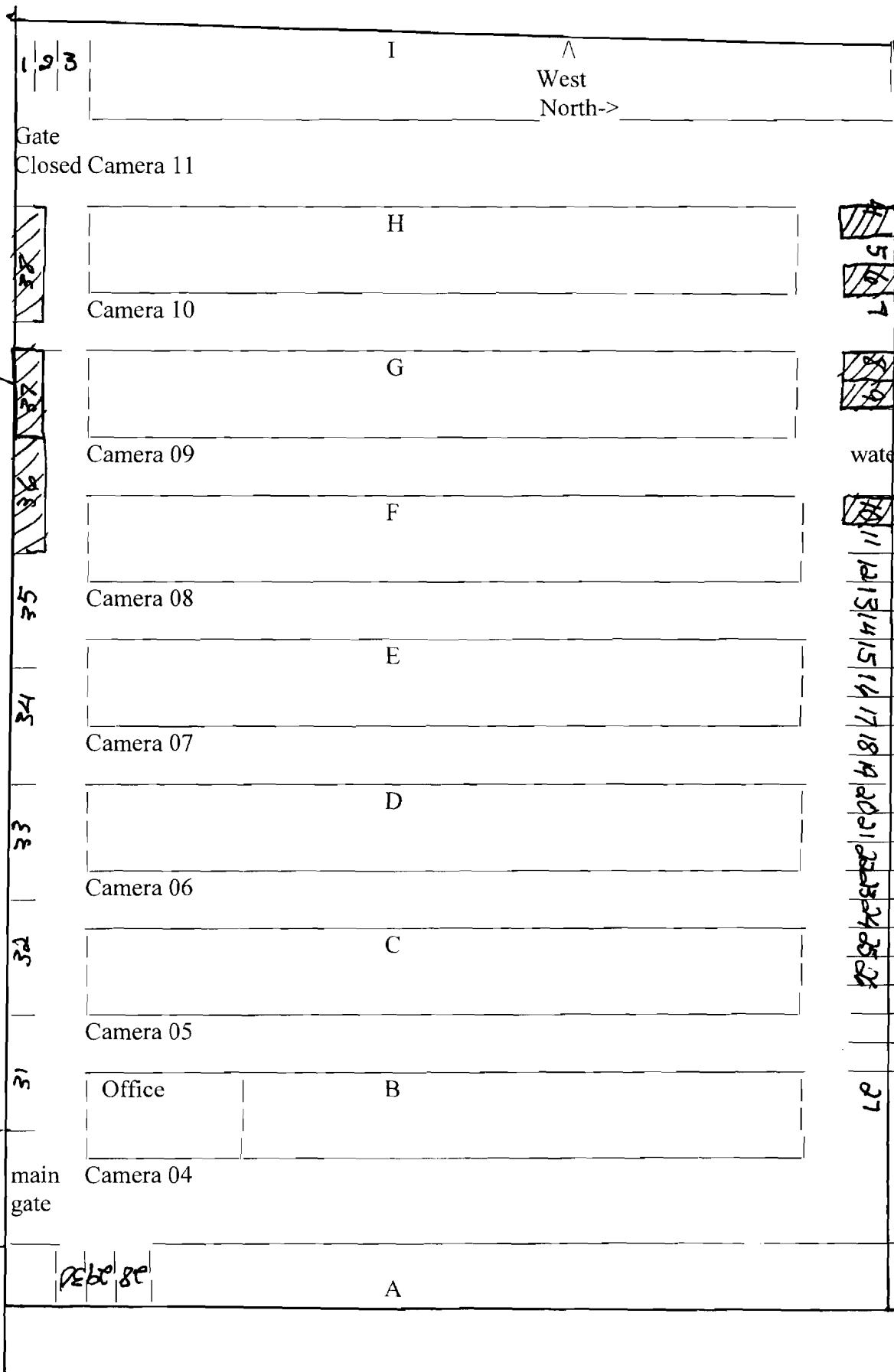
We look forward to providing a service to the community by providing safe, clean affordable storage to the east valley community and by offering Uhaul at an inexpensive convenient (Point A to Point B) to thousands of locations around North America, our success in the community has spoken for itself. People use Uhaul and combined with our low cost affordable storage it can be a win/win situation with our customers in Tempe.

Thank You for your consideration of our request for parking Uhaul trucks at our facility.

Sincerely,
AA Budget Mini-Storage/Uhaul •

 09-10-2007

RECEIVED
07 SEP 10 PM 3:13
CITY OF TEMPE
PLANNING & DEVELOPMENT
SERVICES DEPARTMENT



U-Haul Trucks

U-Haul Trucks

water



AA BUDGET MINI-STORAGE- U-HAUL

1964 E UNIVERSITY DR

PL070307

**TRUCK PARKING INSIDE THE MINI-STORAGE
PROPERTY.**



AA BUDGET MINI-STORAGE- U-HAUL

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FRONT OF BUSINESS: VIEW TO NORTH



AA BUDGET MINI-STORAGE- U-HAUL

1964 E. UNIVERSITY DR

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ENTRANCE TO MINI-STORAGE PROPERTY



AA BUDGET MINI-STORAGE- U-HAUL

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**RENTAL VEHICLES ADJACENT TO ENTRANCE TO
MINI-STORAGE.**



AA BUDGET MINI-STORAGE- U-HAUL

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**TRUCK PARKING INSIDE THE MINI-STORAGE
PROPERTY.**